



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: August 14, 2006

PUBLIC NOTICE OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

JO: 420908

The City of San Diego Land Development Review Division has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by September 27, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@san Diego.gov](mailto:DSDEAS@san Diego.gov) with the Project Number in the subject line.

**General Project Information:**

- Project No. 6563/SCH No. 2003091106
- Community Plan Area: University City
- Council District: 1 (Peters)

**Subject:** MONTE VERDE: UNIVERSITY COMMUNITY PLAN AMENDMENT, COSTA VERDE SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, PUBLIC RIGHT OF WAY AND EASEMENT VACATIONS, AND RIGHT OF ENTRY PERMIT for the construction of four high-rise residential buildings with a combined area of 1,771,000 square feet, and 1,852 parking spaces in subterranean parking structures. Tower heights would range from 390 and 395 feet above existing ground level and between 32 and 35 stories. The towers would consist of 800 units of a combination of for-rent apartments and for-sale condominiums, or entirely condominiums depending on market conditions. The project would also include several offsite improvements including the construction of a pedestrian bridge over La Jolla Village Drive, enhancement of the existing pedestrian bridge over Genesee Avenue, and the replacement of an existing offsite 10- to 12-inch sewer line with an 18-inch sewer line commencing from the project, south along Genesee Avenue, and into Rose Canyon. The project site is generally bound by La Jolla Village Drive to the north, Genesee Avenue to the east, Trophy's restaurant and Costa Verde retail/commercial center to the south, and multi-family residential to the west. The Monte Verde Project is within the University Community Planning Area (Lot 12 of Costa Verde, Map No. 12045). The site is not included on any Government Code Listing of hazardous waste sites.

**Applicant:** Costa Verde, LLC.

**Recommended Finding:** The draft Environmental Impact Report concludes that the project would result in significant environmental impacts in the following area(s): **Traffic, Visual Effects/Neighborhood Character, Public Facilities, Paleontological Resources, Noise, Biological Resources, and Historical Resources.**

**Availability in Alternative Format:** To request this Notice, the draft Environmental Impact Report, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft Environmental Impact Report, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Tim Daly at (619) 446-5356. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 14, 2006.

Robert J. Manis, Assistant Deputy Director  
Development Services Department